Exhibit 3

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00001
     IN THE UNITED STATES DISTRICT COURT FOR THE
 1
        NORTHERN DISTRICT OF CALIFORNIA
 2
 3 PHILIP WONG, FREDERIC CHAUSSY, )
 4 and Leslie Marie Shearn,
                                )
 5 individually, on behalf of the )
 6 general public,
 7
         Plaintiffs,
                         )
 8
                       ) No. 07-CV-2446
 9 HSBC MORTGAGE CORPORATION (USA); )
10 HSBC Bank USA, N.A.; and DOES 1, )
11 through 50, inclusive,
12
         Defendants.
           The 30(b)(6) deposition of HSBC
13
14 MORTGAGE CORPORATION, SUSAN R. MARCZAK, called as
15 a 30(b)(6) witness by the Plaintiffs, for
16 examination, taken pursuant to notice, agreement
17 and by the provisions of the Rules of Civil
18 Procedure for the United States District Courts
19 pertaining to the taking of depositions, taken
20 before Patricia A. Armstrong, a Notary Public
21 within and for the County of DuPage, State of
22 Illinois, and a Certified Shorthand Reporter,
23 No. 084-1766, of said state, at 200 North LaSalle
24 Street, Chicago, Illinois, on the 30th day of
25 August, 2007 at 10:00 a.m.
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00001	
1	UNITED STATES DISTRICT COURT
2	NORTHERN DISTRICT OF CALIFORNIA
3	
4 PH	ILIP WONG, FREDERIC CHAUSSY,
5 And LESLIE MARIE SHEARN,	
6 Individually, on behalf of all	
7 Oth	ners similarly situated, and
8 On	behalf of the general public,
9	Plaintiffs,
10	vs. NO. 3:07-CV-2446 MMC
11 HS	SBC MORTGAGE CORPORATION (USA)
12 HS	SBC BANK, USA, N.A.; and
13 DOES 1 through 50, inclusive,	
14	Defendants.
15 ~~	
16	•
17	DEPOSITION OF PHILIP WONG
18	SAN FRANCISCO, CALIFORNIA
19	NOVEMBER 29, 2007
20	
21	
22	Reported by Yvonne Fennelly, CSR No. 5495
23	•
24	
25	

- 1 BY MR. SCHWARTZ:
- 2 Q. I'm not going to go over this whole
- 3 document right now, but I do want to locate you
- 4 within the organization before we go any further.
- 5 If you look at the third page of Exhibit 1, it
- 6 appears that you report directly to Mr. Tich; is
- 7 that right?
- 8 A. That is correct.
- 9 Q. And Mr. Tich, his title is executive vice
- 10 president?
- 11 A. That is correct.
- 12 Q. Okay. And then to whom does Mr. Tich
- 13 report?
- 14 A. He reports to -- I guess these pages
- 15 aren't numbered, but the second page, which would
- 16 be the HSBC Retail Bank PFS Financial Services to
- 17 Kevin Newman.
- 18 Q. Okay. So that's the one previously marked
- 19 MORT 177?
- 20 A. Oh, sorry.
- 21 Q. That's all right. Okay. So he reports to
- 22 Mr. Newman?
- 23 A. That is correct.
- 24 Q. Senior executive vice president.
- 25 And then Mr. Newman, in turn, reports to

- 1 whom?
- A. Paul Lawrence.
- Q. Paul Lawrence. And Mr. Lawrence is? 3
- A. Not on any of these charts. 4
- Q. Not on any of these charts, but what is 5
- 6 Mr. Lawrence's title?
- A. President of HSBC Bank USA. 7
- Q. Okay. Now, could you outline for me --
- 9 well, before I do that, so if I understand
- 10 generally your area of responsibility is the sales
- 11 operation for HSBC Mortgage Corporation; is that
- 12 right?
- A. Yes. In laymen's terms, yes. 13
- Q. Okay. Could you describe the structure 14
- 15 of -- when I say structure, I'm talking about the
- 16 organizational structure, from yourself down to the
- 17 employees at the branches or at the -- out in the
- 18 field the organizational structure of your sales
- 19 team at Mortgage Corp.
- A. I have multiple areas of responsibility 20
- 21 from a distribution perspective, direct to consumer
- 22 and B to B, which is business-to-business sales.
- 23 We also have a telephone banking piece, and we've
- 24 also got a time share business that's run through
- 25 Mortgage Corp. in the sales distribution. So I've

- 1 A. Jeanie Jennings.
- Q. And Ms. Jennings is -- well, what's her
- 3 function in your organization?
- A. She's the director of human resources. 4
- Q. Okay. And Ms. -- does Ms. Jennings report
- 6 to -- to whom does Ms. Jennings report?
- A. She reports to Garreth Powell, who is
- 8 within HSBC Bank.
- Q. Okay. Now, while we're on the subject,
- 10 loan officers, you said there are about 260 of
- 11 them. They also have had a variety of titles over
- 12 the years. Is it accurate to say that loan -- the
- 13 laymen's term or commonly used phrase loan officer
- 14 is used by HSBC to describe people who are also
- 15 known as retail mortgage lending consultants or at
- 16 some point, who were also known as senior retail
- 17 mortgage lending consultants?
- 18 A. Yes.
- 19 Q. Is there any other title that would have
- 20 been encompassed by loan officer?
- 21 A. No.
- Q. Is there -- I believe I heard of somebody 22
- 23 called a premier mortgage lending consultant or a
- 24 premier retail mortgage lending consultant or
- 25 something like that. Are you aware of people in

- 1 that capacity?
- 2 A. Yes. In a prior description, you are
- 3 correct.
- 4 Q. Okay. And those people would also be
- 5 within the broad -- the umbrella of loan officers,
- 6 correct, of the 260?
- 7 A. Yes. We don't have that position today.
- 8 Q. Okay. And if I understand correctly from
- 9 prior discovery, today all of your loan officers
- 10 have been consolidated into the formal position of
- 11 retail mortgage lending consultants; is that
- 12 correct?
- 13 A. Yes.
- 14 Q. All right. So if you could continue
- 15 describing the organizational structure of your
- 16 sales team from yourself down to the sales
- 17 assistant level, I would appreciate it.
- 18 A. Within the retail channel or the wholesale
- 19 channel, which is the B to B?
- 20 Q. Why don't you go through each so I can
- 21 understand how it's all set up.
- 22 A. The retail channel is divided up into four
- 23 divisions covering specific geographies. Those
- 24 managers would be Deb Dezego, who runs metro New
- 25 York, John Fronczak, who runs upstate New York,

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- 1 Kathy Robinson, who runs our southeast division,
- 2 and then Jeff Needham would run our west coast
- 3 division in retail.
- 4 Q. Okay. So -- and just to locate these
- 5 people on the organizational chart, Exhibit 1 of
- 6 the deposition previously marked MORT 178, these *
- 7 are senior vice presidents of sales for their
- 8 respective regions here on the organizational chart
- 9 under you; is that right?
- 10 A. You are correct.
- 11 Q. Okay. Please continue.
- 12 A. And then underneath the divisional
- 13 managers would be a staff of regional managers that
- 14 would run a particular marketplace, and then the
- 15 sales assistant would report to the regional
- 16 manager. Loan officers may report to the regional
- 17 manager. They may also -- depending upon the size
- 18 of the region that we're covering, we may have
- 19 sales managers that loan officers report to because
- 20 we've got span of control issues in our larger
- 21 markets.
- 22 Q. Does any -- are there any employees who
- 23 report to loan officers?
- 24 A. No.
- 25 Q. Are there any employees who report to

- 1 sales assistants?
- 2 A. No.
- 3 Q. And are there any other employee titles
- 4 under the regional managers other than the ones
- 5 you've discussed already?
- 6 A. Recently being within the last 60 days, I
- 7 have -- did you say the regional managers?
- 8 Q. Yeah.
- A. Then you are correct.
- 10 Q. I'm correct that --
- 11 A. There are no other job titles other than
- 12 loan officers and sales assistants that report to
- 13 the regional managers.
- 14 Q. Okay. Under the -- the regional managers
- 15 above them is the division managers?
- 16 A. That is correct.
- 17 Q. Okay. Are there any other position titles
- 18 under the division managers?
- 19 A. Yes.
- 20 Q. Okay.
- 21 A. Within the last 60 days, we have brought
- 22 our business development officers out within --
- 23 brought them into the sales teams directly.
- Q. Okay. And when you say you brought the
- 25 business development officers into the sales teams

- 1 directly, you're referring to the teams led by each
- 2 division manager, Jeff Needham, Deb Dezego,
- 3 etcetera; is that right?
- 4 A. Correct.
- 5 Q. And then you testified that you also have
- 6 a separate B to B or wholesale chain of command.
- 7 Can you describe that operation organizationally?
- 8 A. At what level?
- 9 Q. Just again, the structure going from
- 10 yourself down to the employee on the front lines.
- 11 A. Okay.
- 12 Q. Not to say you're not on the front lines,
- 13 but I don't know how else to describe yourself down
- 14 to the other end of the organization.
- 15 A. The country is split east and west. East
- 16 coast is managed by Deb Dezego or Deb Bassett, and
- 17 the west coast is managed by Jeff Needham.
- 18 Underneath those divisional managers are regional
- 19 managers that cover specific geographies.
- 20 Q. This is on the wholesale side?
- 21 A. Correct.
- 22 Q. Okay.
- 23 A. And under the regional managers are
- 24 account executives, and that would be the front
- 25 line sales force on our B to B sales team.

- 1 O. Are there also administrative support
- 2 personnel like sales assistants on the wholesale
- 3 side?
- 4 A. Yes.
- 5 Q. Okay. So approximately how many account
- 6 executives do you have in your organization?
- 7 A. 100. Let me --
- 8 Q. Go ahead.
- 9 A. Regional managers and account execs, 100.
- 10 Q. Okay. And approximately how many sales
- 11 assistants support those wholesale folks?
- 12 A. 10.
- 13 Q. You've got to let me finish even though
- 14 you know where I'm going.
- 15 A. Sorry.
- 16 Q. About 10. Okay. So if I understand
- 17 correctly, Mr. Needham for example, like
- 18 Ms. Bassett, they oversee both wholesale and retail
- 19 sales within their respective geographies?
- 20 A. No.
- 21 Q. They don't?
- 22 A. Jeff does. Debbie does not.
- 23 Q. I understand. Jeff does. Okay.
- 24 Mr. Needham does.
- 25 And then if I'm reading your

- 1 organizational chart correctly, you have another
- 2 direct report to you who oversees marketing and
- 3 sales operations?
- 4 A. Correct.
- 5 Q. And that's Mr. Vaughn, right?
- 6 A. Correct.
- 7 Q. Now, could you describe what Mr. Vaughn's
- 8 function is in some more detail?
- 9 A. Chris -- well, Chris is responsible for
- 10 all Mortgage Corp. marketing plans and actually
- 11 execution of our marketing plans within Mortgage
- 12 Corp. nationally. He is also responsible for a
- 13 department or a team of folks who runs our sales
- 14 operations, which is more of a sales reporting
- 15 function.
- 16 Q. Okay. So Mr. Vaughn's operation is the
- 17 centralized sales reporting and centralized
- 18 marketing for all of the sales divisions at
- 19 Mortgage Corp., correct?
- 20 A. Correct.
- 21 Q. And Mr. Vaughn coordinates his marketing
- 22 efforts with the marketing efforts of HSBC Bank
- 23 presumably?
- 24 A. No.
- 25 Q. He doesn't?

- A. He -- Chris runs all marketing campaigns 1
- 2 for HSBC Mortgage Corp. He will work with HSBC
- 3 Bank only on those marketing promotions in which we
- 4 would integrate into the branch network.
- 5 Q. Okay.
- A. But Chris runs an independent marketing
- 7 team because we source business from multiple
- 8 channels and multiple markets, and the bank is just
- 9 a piece of our business. So Chris's team acts
- 10 independently to source business from our B to B
- 11 channel and our rechannel external to the bank
- 12 branches.
- Q. Could you describe a bit more about what 13
- 14 sort -- what are the marketing efforts that
- 15 Mr. Vaughn undertakes that affect all of your
- 16 mortgage sales staff in terms of the helping to
- 17 generate their business?
- A. Can you be a little bit more specific with 18
- 19 your question, please?
- Q. Well, you mentioned -- you described 20
- 21 briefly what Mr. Vaughn's area of responsibility is
- 22 and said that he oversees the marketing efforts
- 23 that in a variety of ways source the business for
- 24 the wholesale and the retail sales folks, so I'm
- 25 trying to understand what source of marketing

- 1 efforts -- maybe you can give me examples, not
- 2 every single thing he does, but what sort of
- 3 marketing efforts Mr. Vaughn oversees that help
- 4 generate business for all of the sales folks.
- 5 A. Can you define sales folks?
- 6 Q. The loan officers and their support and
- 7 supervisors.
- 8 A. So if I understand your question, it's the
- 9 retail channel.
- 10 O. Okay. Yeah. Let's focus on the retail
- 11 channel. What does he do there?
- 12 A. Because they're separate businesses.
- 13 Q. Okay.
- 14 A. On the retail channel, Chris has a high
- 15 level because I'm not going to get into -- unless
- 16 you want me to get into every single detail that he
- 17 does. They support all of the marketing brochures
- 18 that the sales team would go out to call on
- 19 external customers, realtors, financial planners,
- 20 any referral source. All the collateral would have
- 21 to go through Chris's team, and that's the creative
- 22 byproduct.
- 23 They support a sidekick, a web-based
- 24 platform for ordering all marketing materials for
- 25 the sales team. They would support our web-based

- 1 presence. They have integrated campaigns that they
- 2 would develop and implement, which would include
- 3 media planning, customer segmentation, campaign
- 4 tracking. That's probably high level.
- Q. Okay. And throughout that answer when
- 6 you're referring to the sales team, you're talking
- 7 about essentially the loan officers there out in
- 8 the field and the materials they're using to make
- 9 their sales; is that right?
- 10 A. Yes, but also some of the functions that
- 11 we spoke about also help drive incremental
- 12 referrals and business to the loan officers.
- 13 Q. Right.
- 14 A. So it's more than just materials.
- 15 Q. Right. I understand.
- 16 In other words, the, for example, campaign
- 17 tracking, you described is a function. All of the
- 18 sales tracking is occurring through Mr. Vaughn's
- 19 operation for all of your loan officers?
- 20 A. For campaigns, yes.
- 21 Q. And when you use the term campaign, you're
- 22 referring to a particular sales initiative?
- 23 A. Correct.
- 24 Q. The individual division managers,
- 25 Mr. Needham, Ms. Dezego and so on, they don't have

- 1 their own marketing or operations staff apart from
- 2 Mr. Vaughn's staff, correct?
- 3 A. No.
- 4 Q. No, that's not correct or no, they --
- 5 A. No, they do not have any other staff --
- 6 Q. Okay.
- 7 A. that's centralized under Mr. Vaughn.
- 8 Q. Thank you.
- 9 I'll show you a document now. We can mark
- 10 this Exhibit 2 previously marked MORT 5 through 7.
- 11 (Whereupon, GATES Deposition
- Exhibit No. 2 was marked for
- identification.)
- 14 BY MR. SCHWARTZ:
- 15 Q. And this is this is the offer letter
- 16 for one of our named plaintiffs in this matter,
- 17 Mr. Chaussy. Just to work in with some of the
- 18 testimony you provided to understand here, Amy Ku,
- 19 assistant vice president of the northern California
- 20 region, retail mortgage sales, she would be one of
- 21 the regional managers you described directly under
- 22 Mr. Needham responsible for a particular geographic
- 23 region of sales, correct?
- 24 A. Correct.
- 25 Q. And the primary duty of your loan officers

- 1 is selling loans, right?
- 2 A. That is correct.
- 3 Q. And as such, they have a -- they operate
- 4 based on a retail mortgage consultant sales
- 5 commission plan, all of your loan officers?
- 6 A. That is correct.
- 7 Q. And is it pretty typical, as in this
- 8 instance with Mr. Chaussy, that the first six
- 9 months or so of employment, a loan officer -- and
- 10 when I use loan officer, I'm referring to that
- 11 whole grouping of titles we described earlier.
- 12 It's shorter than retail mortgage lending
- 13 consultant.
- 14 Is it typical for a loan officer that the
- 15 first six months or so, they'll receive some sort
- 16 of a regular salary after which they'll be on a
- 17 strictly commission basis?
- 18 A. No.
- 19 Q. It's not typical?
- 20 A. There is no typical hire plan. We
- 21 actually -- depending upon the person and the
- 22 experience level that we set, we can bring somebody
- 23 on on a straight commission plan with no fixed
- 24 unforgivable draw. It could be a month. It could
- 25 be two months. It could be six months. We've even

- 1 done it up to a year.
- 2 It's all dependent upon the experience
- 3 level that has happened. It's very typical in the
- 4 industry to do this. We tend to be a little more
- 5 conservative because some people pay signing
- 6 bonuses. We don't choose to do that. We like to
- 7 put that into a salary. The mortgage industry has
- 8 gone to that type of recruitment strategy.
- 9 Q. And salary and forgivable draw, you would
- 10 consider those interchangeable terms for the
- 11 purposes of your business?
- 12 A. Yes.
- 13 Q. And after whatever period of time is
- 14 agreed upon with the employee, be it a month or in
- 15 Mr. Chaussy's case, six months, at least according
- 16 to his offer letter, the person goes to straight
- 17 commission after the negotiated period of salary or
- 18 forgivable draw expires; is that right?
- 19 A. That's typically what would happen, yes.
- 20 Q. And on straight commission, there's no --
- 21 there's no guarantee that the employee will earn
- 22 anything during that period of time that they're
- 23 working; is that right?
- 24 A. No. We would set them up with a
- 25 recoverable draw, as this letter would reference,

- 1 after that, and that is just an advance against
- 2 commissions.
- 3 Q. The recoverable draw --
- 4 A. But that's --
- 5 Q. I'm sorry. Go ahead.
- 6 A. That is not a fixed number depending upon
- 7 the performance of the employee. We have ranges,
- 8 but that we can adjust in any point in time because
- 9 I'm not going to put an employee in a position with
- 10 a draw where they get in over their heads.
- 11 Q. This recoverable draw, is that -- if
- 12 somebody -- if Mr. Chaussy, for example, failed to
- 13 make a sale, would he be required to reimburse HSBC
- 14 for the value of the recoverable draw?
- 15 A. I don't understand the question, so could
- 16 you please rephrase it?
- 17 Q. It just reflects my ignorance of sales.
- 18 A. That's okay.
- 19 Q. Recoverable draw, if Mr. Chaussy --
- 20 let's -- in Mr. Chaussy's case, the record will
- 21 show elsewhere, his recoverable draw, after he went
- 22 to recoverable draw, was \$23,000 annually. So if
- 23 you do the math, it's something shy of \$2,000 a
- 24 month.
- 25 So if he failed in March of 2007, for

- 1 example, to sell mortgages -- enough mortgages such
- 2 that he would have earned 2,000 in commissions that
- 3 month, is he required to then reimburse HSBC for
- 4 the recoverable draw that he received?
- 5 A. Yes. What happens is that we advance
- 6 commissions, even out cash flow for employees, so
- 7 there are months that would come where he would
- 8 cover that draw, and there's months that they would
- 9 not cover that draw, and then they would carry a
- 10 deficit. And if they carried a deficit for too
- 11 long or they weren't bringing in enough commissions
- 12 to recover their draw, we would reduce that draw.
- 13 Q. If somebody leaves HSBC with a deficit,
- 14 are they required to pay the company back for
- 15 the --
- 16 A. Yes.
- 17 Q. So the advance is really an advance. It's
- 18 not -- the employee doesn't get to keep that
- 19 advance unless they make sales and earn commissions
- 20 to cover it, correct?
- 21 A. Yes.
- 22 Q. Lower on this document, if you could turn
- 23 to the second page of the document, which is
- 24 previously marked MORT 06, it's Exhibit 2 of the
- 25 deposition. It's signed by Willie Daniel, who's

- 1 Q. Okay. And this document, the three-page
- 2 document, appears to be on HSBC Bank USA, N.A.
- 3 stationery or letterhead coming from the HSBC Bank
- 4 HR department. Do you see that on the first page?
- 5 A. Yes.
- 6 Q. Is HSBC Bank HR department involved in all
- 7 the hirings that take place at Mortgage Corp.?
- 8 A. Can you define involved, please?
- 9 Q. I mean it in the broadest way.
- 10 A. I'm still confused when you say the
- 11 broadest way.
- 12 Q. Okay. In what way, if any, is the HSBC --
- 13 is HSBC Bank USA, N.A. involved with hirings that
- 14 take place at Mortgage Corp.?
- 15 A. Mortgage Corp. outsources their human
- 16 resource functions to HSBC Bank, but from a hiring
- 17 perspective, HSBC Mortgage Corp. makes hiring and
- 18 firing decisions.
- 19 Q. Okay. What do you mean when you say that
- 20 they outsource their human resources so HSBC Bank,
- 21 they meaning the Mortgage Corp.?
- 22 A. All of the -- this is laymen's terms.
- 23 Q. It's the only kind I can understand.
- 24 A. They do the paper processing of onboarding
- 25 employees to HSBC from an application acceptance,

- 1 application screenings. There are required
- 2 documents that need to be filled out. Offer
- 3 letters would go out through that department.
- 4 Q. The HSBC Bank HR?
- 5 A. That is correct. I guess I can't testify
- 6 to all of their functionality, but I can testify to
- 7 what I know.
- 8 Q. Right. But Ms. Jennings would be in the
- 9 best position to clarify all of the interplay
- 10 between the HR of HSBC Bank and HSBC Mortgage
- 11 Corp.; is that right?
- 12 A. Yes.
- 13 Q. Likewise, a document like the third page
- 14 of Exhibit 2, which was MORT 7, this would be --
- 15 this would come from the bank's HR department?
- 16 A. This would be part of our onboarding
- 17 process, correct.
- 18 Q. Okay. Onboarding process, you mean --
- 19 A. Hiring process.
- 20 Q. hiring process. Okay. I'll show you
- 21 another document, which was previously marked
- 22 MORT 80 and 81, Exhibit 4 of the deposition.
- 23 (Whereupon, GATES Deposition
- Exhibit No. 4 was marked for
- 25 identification.)

- 1 the bank.
- 2 Q. If you set aside Ms. Shearn's offer letter
- 3 for the time being and take a look at Exhibit 5 of
- 4 the deposition, a one-page document, which is a
- 5 printout from the HSBC website.

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- 6 (Whereupon, GATES Deposition
- 7 Exhibit No. 5 was marked for
- 8 identification.)
- 9 BY MR. SCHWARTZ:
- 10 Q. Mr. Gates, do you recognize this as the
- 11 mortgage page of the HSBC website?
- 12 A. It's one of them.
- 13 Q. If you go on the HSBC Bank website and you
- 14 want to apply for a mortgage, that is the same as
- 15 applying for a mortgage at HSBC Mortgage Corp.,
- 16 right?
- 17 A. All customers that come through HSBC Bank
- 18 are offered residential mortgages that are
- 19 available through HSBC Mortgage Corp. USA, so
- 20 there's a referral to Mortgage Corporation because
- 21 it says on here mortgages are available through
- 22 HSBC Mortgage Corp. USA.
- 23 O. And now, HSBC -- let's see. I'll show you
- 24 another document, Exhibit 6 of the deposition.

- 1 provide us the legal structure.
- 2 Q. Okay. Now, you testified that HSBC
- 3 Mortgage Corp. is a wholly-owned subsidiary of HSBC
- 4 Bank. What does that mean that it's wholly
- 5 owned -- a wholly-owned subsidiary?
- 6 A. They're the only shareholder.
- 7 Q. Does -- if -- if HSBC Mortgage Corporation
- 8 had to pay a bill for something, let's say a
- 9 lawsuit, for example, would HSBC Bank be the source
- 10 of those funds, or where would those funds come
- 11 from?
- 12 A. Mortgage Corp. is a corporation that's got
- 13 a balance sheet with assets and liabilities on it.
- 14 Q. What are the assets presently of HSBC
- 15 Mortgage Corporation USA?
- 16 A. Do you want specific assets, or are you
- 17 asking about net worth?
- 18 Q. I'm interested in both, so maybe you
- 19 can --
- 20 A. Assets are loans, cash, furniture,
- 21 equipment. That would be the --
- 22 Q. The big-ticket items?
- 23 A. Yeah, that's the big numbers.
- 24 Q. Okay. What's the net worth of those
- 25 assets currently of HSBC Mortgage Corp.?

- 1 about revenue than it is about absolute net worth.
- 2 Q. Okay. Well, what were the revenues of
- 3 HSBC Mortgage Corporation USA for 2006?
- 4 A. I don't have an exact number because I
- 5 didn't get into that kind of detail with the
- 6 financial statements, but are you asking for a net
- 7 income number, or are you asking for a revenue
- 8 number?
- 9 Q. Well, you just testified that revenues --
- 10 the revenue is a more important number, so I was
- 11 trying to find out what that was.
- 12 A. Net income. I'm sorry.
- 13 Q. Income, you mean profits?
- 14 A. Yes, profits.
- 15 Q. So what was the profit number for 2006 for
- 16 HSBC Mortgage Corporation?
- 17 A. I will give you the number that I know
- 18 based on -- you know, I don't know the exact number
- 19 that's in the audited statements, but it's
- 20 approximately \$170 million net, and I think that's
- 21 before tax.
- 22 Q. Okay. So presumably if the profits in
- 23 2007 went down to 70 million from 170 million,
- 24 Mr. Tich would be accountable for the decrease in
- 25 performance to Mr. Newman; is that right?

- 1 answer the phones as an inbound call center in
- 2 Buffalo. When somebody would call 1-800-6 to
- 3 apply, a number that we advertise, they would
- 4 answer mortgage customer questions and take
- 5 applications over the phone.
- 6 Q. Was that an advertising campaign led by
- 7 HSBC Bank or the Mortgage Corp. specifically?
- 8 A. We advertise that number on multiple -- in
- 9 multiple areas.
- 10 Q. So it's a coordinated advertising program
- 11 between the bank and the Mortgage Corp.?
- 12 MS. BARRETT: Objection. Assumes facts not in
- 13 evidence.
- 14 BY MR. SCHWARTZ:
- 15 Q. I'm just trying to clarify.
- 16 A. We have campaigns and advertising and
- 17 signs all over both in the bank branches, outside
- 18 the bank branches that would have a call to action.
- 19 That could be on our mortgage statements. It could
- 20 be signs within the bank branches. It could be on
- 21 promotional flyers. It could be in multiple areas.
- 22 It would be advertised if we were doing an
- 23 integrated campaign where we were calling to action
- 24 whether it's radio, T.V. It may or may not be
- 25 in I can't attest to all the different campaigns

- 1 Q. Okay. And what is this document talking
- 2 about then?
- 3 A. This document is talking about HSBC
- 4 Mortgage Corp. -- HSBC employees in Carmel,
- 5 Indiana, which is part of HSBC Finance. The only
- 6 statement here that would be regarding HSBC is
- 7 there's mortgage employees in Buffalo.
- 8 O. Yeah. It talks here about 1,000 mortgage
- 9 unit workers who work in Buffalo for HSBC Bank.
- 10 Who are those 1,000 mortgage unit workers?
- 11 A. Those are HSBC Mortgage Corp. employees.
- 12 O. And is that do you understand that to
- 13 be a reference to the whole Mortgage Corp. company,
- 14 or who are those 1,000 mortgage unit workers?
- 15 A. I'm sorry. Can you repeat that?
- 16 Q. Do you understand this 1,000 mortgage unit
- 17 workers to be a reference to the whole Mortgage
- 18 Corp., or is this a reference to some part of the
- 19 Mortgage Corp.?
- 20 A. Which piece to it?
- 21 Q. The 1,000 mortgage unit workers.
- 22 A. Yes, I would assume that they're speaking
- 23 to the Mortgage Corp. employees.
- 24 Q. To the whole company or some --
- 25 A. Just the Buffalo-based employment.

- 1 Q. In other words, there are approximately
- 2 1,000 Mortgage Corp. employees in Buffalo?
- 3 A. Yes. I think I knew the number to be
- 4 slightly north of that.
- 5 Q. Okay.
- 6 MR. SCHWARTZ: Let's take another five minutes.
- 7 THE VIDEOGRAPHER: Off the record at 10:52 a.m.
- 8 (Whereupon, a short break was
- 9 taken.)
- 10 THE VIDEOGRAPHER: Back on the record at
- 11 11:19 a.m.
- 12 BY MR. SCHWARTZ:
- 13 Q. Okay. So Mr. Gates, we were talking
- 14 about before that break, we were talking about
- 15 the -- among other things, the loan officers and
- 16 the extent to which they're working in branches, in
- 17 bank branches and Mortgage Corp. offices from home
- 18 or out at different potential business sources.
- 19 How does Mortgage Corp. track what percent
- 20 of time the loan officers work in those different
- 21 places?
- 22 A. We don't.
- 23 Q. Are there -- do the loan officers have any
- 24 kind of time-keeping system that they utilize?
- 25 A. No.

- 1 Q. Do the loan officers have remote access to
- 2 their e-mail?
- 3 A. Yes.
- 4 Q. And with that remote access, can they
- 5 check their e-mail anywhere?
- 6 A. Depending --
- 7 Q. Anywhere that has internet reception?
- 8 A. I guess high level, yes. Some have
- 9 Blackberries, and some actually have laptops. So
- 10 as long as it's -- you know, they've got to have a
- 11 connection if they're in the laptop, whether it's
- 12 wireless or a cord as long as they can access the
- 13 internet through some device.
- 14 Q. Okay. Are the loan officers issued
- 15 Blackberries and laptops?
- 16 A. They're typically issued laptops. Some,
- 17 from a convenience perspective, carry Blackberries.
- 18 Some do not.
- 19 O. Does Mortgage Corp. give the loan officers
- 20 Blackberries?
- 21 A. Some do, and some don't. It's not -- it's
- 22 more of a personal preference.
- 23 Q. So a loan officer can say -- can ask --
- 24 can request a Blackberry from Mortgage Corp. at
- 25 their discretion?

- A. Yes. They're expensive, so we try to 1
- 2 limit the devices that we have out there because
 - 3 there's a cost for the Blackberry and a cost for
 - 4 the connection, but yes.
 - Q. Do the loan officers, are they given
 - 6 vehicles for traveling to any of these different
 - 7 places?
 - 8 A. No.
 - Q. So am I correct that you, the Mortgage
- 10 Corp. has no way of knowing where loan officers are
- 11 working at particular times of day as a general
- 12 rule?
- A. Other than picking up the phone and 13
- 14 finding out where they are, no.
- Q. Okay. But you have no way of going back 15
- 16 and reconstructing where Philip Wong or Frederick
- 17 Chaussy or any other loan officer was on a
- 18 particular day?
- 19 A. No.
- Q. So if the -- if the loan officers provide
- 21 testimony that they spent more than 50 percent of
- 22 their time working either out of the HSBC Mortgage
- 23 Corp. offices or out of the HSBC Bank branches or
- 24 out of the home office, then you have no evidence
- 25 that could rebut that?

- 1 MS. BARRETT: Objection. Calls for a legal
- 2 conclusion.
- 3 THE WITNESS: No, not that I'm aware of. I
- 4 don't have anything that I could get my hands on.
- 5 BY MR. SCHWARTZ:
- 6 Q. The loan origination software that your
- 7 loan officers use, what's it called, your software
- 8 program?
- 9 A. Can you define originations because we
- 10 have multiple systems. From an originations
- 11 perspective, they access different computer
- 12 systems, different programs, I guess, I would ask.
- 13 Q. Okay. Well, I made an assumption there,
- 14 which was probably not justified.
- 15 Could you describe what types of
- 16 origination software your loan officers used
- 17 generally?
- 18 A. There's a system of record for data, which
- 19 would be Loan Quest, and then there is a document
- 20 or an image platform, which is IAW. And you're
- 21 talking retail, I'm assuming.
- 22 Q. Right. IAW?
- 23 A. Yes. It's an acronym, and I don't know
- 24 what it's stands for if you asked me.
- 25 Q. And these are -- are these software

- 1 packages managed through Chris Vaughn's sales
- 2 operations organization?
- 3 A. No.
- 4 Q. Where do these get managed?
- 5 A. Hardware, software configurations would
- 6 all be part of our HTS group, which is an
- 7 outsourced provider.
- 8 Q. That's the HSBC Technical Services?
- 9 A. I think that's the correct legal name.
- 10 Q. Okay. Now, loan officers, when they're --
- 11 if they're accessing through their laptop remotely,
- 12 say, are they able to use the Loan Quest software?
- 13 A. Yes.
- 14 Q. Is that something that works excuse me.
- 15 Is that something that works out when
- 16 you're out in the field with any kind -- does it
- 17 work as a practical matter? I mean, sometimes
- 18 these loan software can be very slow when you're
- 19 actually not in the office. Do you know?
- 20 A. Let me go back and just -- through
- 21 laptops, Loan Quest is accessible. Blackberries,
- 22 it's not. And some of our sales force will
- 23 actually use Loan Quest in front of a customer, and
- 24 some will not.
- 25 Q. And what does it depend on whether or not

- 1 Q. He actually is.
- 2 A. Oh, is he? I'm sorry.
- 3 Q. MORT 178 of Exhibit 2 to the deposition.
- 4 Robert Luczak, another silent C, L-u-c-z-a-k, is
- 5 that who you're referring to?
- 6 A. Where do you see that?
- 7 Q. The bottom right-hand corner.
- 8 A. Yes. Yes. Yes.
- 9 Q. And he -- he technically would report to
- 10 somebody at HSBC Bank in training?
- 11 A. That is correct.
- 12 Q. Okay. And so Mr. Luczak would be in the
- 13 best position to know what materials the loan
- 14 officers are given under the sample business plans?
- 15 A. Yes.
- 16 Q. Okay.
- 17 A. We bring all of our employees to Buffalo
- 18 for an intense training class, which this would be
- 19 a module to it, which is part of our high-trust
- 20 piece.
- 21 Q. A module, what do you mean by that?
- 22 A. There is a lengthy training program that
- 23 we put our sales reps through, which would include
- 24 everything from how to sign on to the computer
- 25 system to product to high trust selling to HSBC

- 1 indoctrination into benefits. It would all be part
- 2 of what I call a hiring or onboarding process.
- It typically lasts a week where somebody 3
- 4 would come to Buffalo and they would actually get
- 5 their laptop. They would get all their sign-ons.
- 6 They would get -- you know, understand technology.
- 7 They would understand products. They would
- 8 understand process, how to access our systems, how
- 9 to utilize our systems. High-trust selling is a
- 10 piece to this that we bring into this work/life
- 11 balance.
- Q. Are the account executives and loan 12
- 13 officers, do they go through the same training, or
- 14 do they have separate trainings?
- A. They are separate. Some of it is similar. 15
- 16 We will bring different staffs together, B to B and
- 17 B to C, which would be business to business.
- 18 Account reps and loan officers we would bring
- 19 together for some of the common pieces to it, but
- 20 then there's also some different aspects to it. We
- 21 wouldn't bring in the loan officers into the -- you
- 22 know, how to use Loan Quest because account reps
- 23 don't have access to Loan Quest because they have
- 24 more of a B to B relationship where their customers
- 25 would access Loan Quest and our image platform.

- There are different sales techniques that 1
- 2 would be slightly different from a sourcing of a
- 3 consumer to a business lead, and Bob could be in a
- 4 position to tell you what modules we would run our
- 5 B to B sales force through and our B to C sales
- 6 force through.
- Q. Are there any standards, to your
- 8 knowledge, set forth for loan officers as to how
- 9 much time they're supposed to spend inside HSBC
- 10 facilities or home offices and how much time
- 11 they're supposed to spend out?
- A. Not that I'm aware of. 12
- Q. So that wouldn't -- you wouldn't expect 13
- 14 that to be any part of this loan officer business
- 15 plan?
- A. I can't speak to the individual business 16
- 17 plans that each person puts and the commitments
- 18 that they've made, but I would not expect them to
- 19 say that they need to spend a certain amount of
- 20 hours in any HSBC mortgage facility. I would say
- 21 that depending upon what their commitments are to
- 22 their customer bases where they may have made
- 23 commitments to be at the office for sales meetings
- 24 within the bank branches or within the mortgage
- 25 facility because those are commitments or

- 1 expectations that you set with your customer
- 2 business.
- 3 Q. The -- you're aware that loan officers are
- 4 classified by the company as exempt from receiving
- 5 overtime?
- 6 A. Yes.
- 7 Q. And do you know why that is?
- 8 MS. BARRETT: Objection. Calls for a legal
- 9 conclusion.
- 10 BY MR. SCHWARTZ:
- 11 Q. You're not going to find it in that
- 12 document.
- 13 A. No, I understand that. I'm thinking.
- 14 Q. Okay.
- 15 A. I'm just looking through this because I
- 16 find this to be interesting. They are not paid
- 17 hourly. They're commissioned employees. As such,
- 18 we do not have significant oversight over their
- 19 day-to-day tracking of business. They have their
- 20 own business plans as this references in
- 21 Exhibit 10. We help them and support them in their
- 22 business plans, but we don't -- we really don't
- 23 require them to be in the office from 9:00 to 5:00
- 24 because it's not a 9:00 to 5:00 job. It's one of
- 25 the reasons we provide the life plan and the

- 1 business plan reconciliation.
- 2 Q. Do you know if -- do you consider the loan
- 3 officers to be inside salespeople?
- 4 MS. BARRETT: Objection. Calls for a legal
- 5 conclusion.
- 6 THE WITNESS: Inside salespeople, no. I would
- 7 not consider a loan officer to be an inside
- 8 salesperson.
- 9 BY MR. SCHWARTZ:
- 10 Q. So do you consider loan officers to be
- 11 outside salespeople?
- 12 MS. BARRETT: Objection. Calls for a legal
- 13 conclusion.
- 14 THE WITNESS: I would consider them outside
- 15 sales.
- 16 BY MR. SCHWARTZ:
- 17 Q. And what's the basis of that?
- 18 MS. BARRETT: Objection. Calls for a legal
- 19 conclusion.
- 20 THE WITNESS: My definition of an inside
- 21 salesperson is someone who sits and answers the
- 22 phone all day and waits for customers to come in.
- 23 Whereas, an outbound sales rep, where someone that
- 24 would be an outside sales rep would be someone that
- 25 would be out calling on referral sources within the

- 1 THE WITNESS: Can you restate the question,
- 2 please?
- 3 BY MR. SCHWARTZ:
- 4 Q. Certainly. What sort of proof does HSBC
- 5 Mortgage Corporation USA have that its loan
- 6 officers function primarily outside of HSBC
- 7 facilities or home offices?
- 8 MS. BARRETT: Objection. Calls for legal
- 9 analysis and conclusion.
- 10 THE WITNESS: As I stated, we don't track
- 11 hours. The only way that you would provide proof
- 12 would have to be through our managers and our loan
- 13 officers' testimony and our customers. We don't
- 14 have a tracking system to track hours.
- 15 BY MR. SCHWARTZ:
- 16 Q. Who classified loan officers and all the
- 17 different position titles that go into loan
- 18 officers, who classified them as exempt?
- 19 MS. BARRETT: Objection. Overbroad as to the
- 20 time period and scope.
- 21 THE WITNESS: We outsource our human resource
- 22 work through Jeanie Jennings, and it is my
- 23 understanding that Jeanie also works with HSBC
- 24 Finance and their team to garner knowledge on
- 25 exempt versus nonexempt.

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2 numbers at the HSBC offices?

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- 3 A. The majority of them do. I can't
- 4 categorically tell you that they all do. I don't
- 5 know that, but the majority of them I know have a
- 6 phone number. Some choose to use their cell phones
- 7 instead because it's easier to get a hold of
- 8 people, so that's why I tend not to know if they've
- 9 all picked up internal phone numbers. Some of them
- 10 promote themselves with their own cell phones.
- 11 Q. I see.
- 12 A. Because it's easier to access them because
- 13 they're out in the field so often.
- 14 Q. So looking at phone records from the
- 15 company, that would not give you necessarily an
- 16 accurate picture of how much time somebody is
- 17 spending in the office or in an HSBC facility
- 18 because they could be using their own cell phones
- 19 while in an HSBC office or facility?
- 20 A. That is absolutely correct.
- 21 Q. So the regional managers are not gathering
- 22 data from the sales staff, their subordinates on
- 23 how many calls they've made typically?
- 24 A. No.
- 25 Q. What expectations do you have on a

- 1 nationwide basis of the productivity levels that
- 2 you expect from your loan officers?
- A. We calculate a minimum break-even
- 4 nationally as to the amount of production that it
- 5 makes sense for someone to be on board with us.
- 6 And on the retail channel, if my memory serves me
- 7 right, it is approximately \$5 million a year
- 8 annually in closed mortgage business. And I would
- 9 have to go back and get you the exact number, but
- 10 it's in that ballpark.
- 11 Q. And that's for 2007?
- 12 A. Yes, it is.
- 13 Q. Was it a similar number in '06, or has
- 14 that varied?
- 15 A. Fairly similar, yes.
- 16 Q. Okay.
- 17 A. But it really doesn't -- break-evens are
- 18 calculated primarily based on what is the cost to
- 19 the mortgage company in terms of what is a cost to
- 20 carry an employee and get a return on that
- 21 investment, so that's what I mean by break-even.
- 22 Q. The -- where are those national
- 23 break-evens or productivity objectives or minimums,
- 24 where are those generated? Who sends those out?
- 25 A. Generated or calculated?

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- 1 Q. I guess both.
- 2 A. At Buffalo in Depew within Mortgage
- 3 Company.
- 4 Q. So who specifically --
- 5 A. Tom Scanlon and myself. Tom is our chief
- 6 financial officer.
- 7 Q. Okay.
- 8 A. We review those.
- 9 Q. And do you send then some kind of memo to
- 10 your subordinates that says these are the numbers
- 11 we're expecting this year, something like that?
- 12 A. Yes. We would dust them off and look at
- 13 them and make sure that they still applied, and
- 14 that message would be communicated to my sales
- 15 team.
- 16 Q. When you say you would dust them off --
- 17 A. What I mean is that we would update our
- 18 cost assumptions annually because there's the cost
- 19 of doing business, and unfortunately, it continues
- 20 to go up.
- 21 Q. Right. So the goal or the minimum
- 22 productivity expectation, that would be announced
- 23 at least annually?
- 24 A. Yes.
- 25 Q. And what -- is there a particular name of

- 1 (Whereupon, GATES Deposition
- 2 Exhibit No. 11 was marked for
- 3 identification.)
- 4 BY MR. SCHWARTZ:
- 5 Q. And this is the first page --
- 6 A. I'm only laughing because whoever printed
- 7 this, the printer didn't translate our brand or our
- 8 logo correctly.
- 9 Q. Yeah. It looks like it's a mirror image.
- 10 Maybe they did it to be cute. I don't know, but it
- 11 says Mortgage Corporation USA, retail loan
- 12 consultant incentive plan. Do you understand that
- 13 to be a reference to the type of employee we've
- 14 been calling a loan officer?
- 15 A. Yes.
- 16 Q. Do you know where this document was
- 17 generated?
- 18 A. This document would be generated out of
- 19 Jeanie Jennings' group, which would be the HR
- 20 department.
- 21 Q. Okay. And this document would go to any
- 22 loan officer at the company?
- 23 A. Yes.
- 24 Q. And the individual divisions or regions
- 25 don't have their own loan officer incentive plans,

- 1 correct?
- 2 A. No, they do not.
- 3 Q. Is there any incentive -- do loan officers
- 4 have any incentives or targets as to the number of
- 5 loans they're closing or only as to dollar volume?
- 6 A. No. This plan pays you -- there's a
- 7 stepping up of commission rates based on dollars or
- 8 units as you can see, and I don't know if it's --
- 9 Page 3 of this document --
- 10 Q. Okay.
- 11 A. -- would probably be the best example of
- 12 that where you'll see threshold breaks based on
- 13 dollars or units. So you see where the first line
- 14 says zero to \$750,000?
- 15 Q. Yes.
- 16 A. And that's an or, zero to five units, they
- 17 would get paid 40 basis points, and then 750 to 1.7
- 18 or six to 10 units.
- 19 Q. And what are the basis points referenced?
- 20 A. That's a percentage of the closed loan
- 21 amount would be their commission rate.
- 22 Q. Okay.
- 23 A. And these are monthly transactions.
- 24 Q. Monthly? In other words --
- 25 A. Monthly closings.

- 1 Q. Okay.
- 2 A. Because it's a drop-down on a computer
- 3 screen, so they can pick a menu of source codes.
- 4 Q. Okay.
- 5 A. So there's -- in theory --
- 6 Q. Right.
- 7 A. -- they could skip over that field, but
- 8 directionally, the data is correct.
- 9 Q. Okay. Do you review that data at the end
- 10 of the year where you're -- what the referral
- 11 sources are?
- 12 A. Yes.
- 13 Q. So could you give me estimates of what
- 14 referral sources are -- which -- what percent of
- 15 the referral sources are branch originated?
- 16 A. Our biggest customer is the bank, so that
- 17 would be the -- branches would be our biggest
- 18 referral source in total.
- 19 Q. And roughly what percent do you estimate
- 20 of the loans that the loan officers are selling are
- 21 branch originated?
- 22 A. Approximately 40 percent, but the branches
- 23 refer first mortgage. They don't sell them.
- Q. Right. I'm not sure exactly what the
- 25 distinction is there between refer and sell. In

- 1 Q. What are some of the standard common
- 2 reports that Mr. Grossman issues that relate to
- 3 your sales operation?
- 4 A. It would be production by channel,
- 5 production by product. It would be production by
- 6 sales rep, production by state, production by
- 7 product mix, LTV, credit score.
- 8 Q. What's LTV?
- 9 A. Loan to value. Credit score. There's ad
- 10 nauseam. There's a significant amount of reports
- 11 that are standardized custom reports or
- 12 standardized reports. A lot of it is tracking
- 13 business just basis-related product originations
- 14 mix.
- 15 Q. And the -- is that data used, for example,
- 16 to calculate sales contests between all of your
- 17 loan officers, who -- you know, top salesperson of
- 18 the month?
- 19 A. Yes. Yes.
- 20 Q. Stuff like that?
- 21 A. Yes, you would have that, absolutely.
- 22 Q. What sorts of nationwide sales contests do
- 23 you have for your loan officers?
- 24 A. We have an annual sales trip for our top
- 25 producers in certain categories that we utilize

- 1 within the organization.
- Q. Where do they -- what's the trip? 2
- A. It depends upon the year and where we go,
- 4 but usually it's somewhere -- two years ago it was
- 5 in Palm Springs. Last year it was in Key West.
- 6 It's usually the top 20 sales reps in the country
- 7 will go away for two or three days.
- Q. Is that -- that's an annual contest?
- A. Yes.
- Q. Are there other contests that crop up 10
- 11 periodically for loan officers?
- A. Yeah. That would be done at the local
- 13 level, though. That would not be something that we
- 14 would orchestrate corporately. That would be
- 15 incentives that the regional managers would run
- 16 within their respective regions. Some of them do a
- 17 salesman of the month. Some of them -- you know,
- 18 there's all kind of annual -- we don't dictate down
- 19 corporate standards if they want to run a contest
- 20 to generate business because they manage the
- 21 marketplace. It gives them the ability with a
- 22 little flexibility. We have just have the annual
- 23 corporate trip.
- Q. And aside from what you testified about 24
- 25 earlier regarding the changes in distinguishing

- 00122
 - 1 (Whereupon, a short break was
 - 2 taken.)
 - 3 THE VIDEOGRAPHER: Back on the record at
 - 4 2:07 p.m.
 - 5 BY MR. SCHWARTZ:
 - 6 Q. Does HSBC Mortgage Corporation have
 - 7 officers and directors?
 - 8 A. They have officers. I would assume
 - 9 directors. I do not know that.
 - 10 Q. Who are the officers of HSBC Mortgage
 - 11 Corporation?
 - 12 A. I know Steve Tich is, Dave Travis, and
 - 13 after that, I would have to look at the list. I
 - 14 would have to go to the corporate secretary to find
 - 15 that out.
 - 16 Q. Who is the corporate secretary?
 - 17 A. It would be someone within Scott Miller's
 - 18 world of the general counsel. I'm not sure who
 - 19 that is for Mortgage Corp.
 - 20 Q. Now, Scott Miller, a general counsel, he
 - 21 is -- works in the general counsel for HSBC Bank,
 - 22 correct?
 - 23 A. Yes. There's multiple attorneys in there
 - 24 within that office.
 - 25 Q. And what what is Mr. Tich's position as

- 1 A. He's retired.
- 2 Q. And how about Mr. Hunter, do you know
- 3 where he is now?
- 4 A. Buffalo, New York.
- 5 Q. Is he also retired, or is he working for
- 6 another company?
- A. He's retired.
- 8 Q. The hiring and -- all of the hiring and
- 9 personnel policies utilized at Mortgage Corp., are
- 10 those crafted by the bank or by some other HSBC
- 11 subsidiary, correct?
- 12 A. Yes.
- 13 Q. And what is the policy at HSBC or Mortgage
- 14 Corp. if -- for how long a loan officer can last
- 15 employed if they're not producing adequately in
- 16 terms of the volume or the quantity of loans?
- 17 A. There's a process that we will go through.
- 18 That process varies by person in terms of how long
- 19 we will allow them to stay based on a verbal
- 20 warning, written warning and whether they're
- 21 meeting the expectations laid out in the
- 22 performance plan. Some, obviously, will not get
- 23 there, and we tend to work them out sooner than if
- 24 they were showing signs of getting toward that
- 25 plan.

- 1 Q. Is there any kind of time frame set forth
- 2 as to how long employees are supposed to have to
- 3 improve after a verbal warning, a written warning,
- 4 before they --
- 5 A. That's an agreed-upon between the employee
- 6 and the manager. They agree upon a corrective
- 7 action plan, so there would be some latitude there
- 8 at the regional level with the advice of our HR
- 9 department.
- 10 Q. The format for corrective action plans,
- 11 verbal warnings, written warnings, these sorts of
- 12 things, where does that come from?
- 13 A. We have an overlying -- we get guidance
- 14 from Mortgage or from the HR department.
- 15 Q. At the bank?
- 16 A. Yes.
- 17 Q. And then Ms. Jennings and her operation,
- 18 they help craft the specifics with the manager of
- 19 the employee concerned?
- 20 A. The manager would -- yes, the manager
- 21 would use would consult with Jeanie as a
- 22 consultant.
- 23 Q. As to sales assistants with their time
- 24 cards, if they -- if they don't sign off on a time
- 25 card, the sales assistant won't get paid until --

- 1 which would inform a loan officer that he or she
- 2 would be compensated as an outside salesperson.
- A. I don't recall compensated as an outside 3
- 4 salesperson, but you would say that they -- I know
- 5 they noted they're a commissioned employee that's
- 6 100 percent commissioned. I don't know if
- 7 that's -- I'm struggling with the fact that -- I
- 8 don't know because I don't know those specific
- 9 words, outside salesperson.
- Q. So conceivably, you could have a loan
- 11 officer once they've -- after the initial
- 12 nonrecoverable draw period or salary period, you
- 13 could have a loan officer who works 80 hours in a
- 14 week, but doesn't generate any loans and,
- 15 therefore, doesn't earn any income at all; is that
- 16 correct?
- 17 A. Yes.
- Q. Has there been any change, to your 18
- 19 knowledge, in the job duties of loan officers
- 20 over -- during your time at HSBC Mortgage
- 21 Corporation?
- MS. BARRETT: Objection. Overbroad as to the 22
- 23 time period. Can you narrow it down? He's been
- 24 with the company for a very long time.

- 1 very heavily regulated industry in which case
- 2 there's a lot of forms and a lot of disclosures
- 3 that change, so that's where I would say in total,
- 4 but there are different disclosures that come out
- 5 all the time in our business.
- Q. Sure. Sure. 6
- A. That's why when you asked me the duties, 7
- 8 there's a lot of process burden that didn't used to
- 9 be there in terms of disclosures and talking to
- 10 people about and selling people on disclosures.
- Q. I understand. So at some point, they
- 12 created a Form 10, and there used to be this other
- 13 form and maybe they created a --
- A. The general duties have not changed. The
- 15 amount of paperwork in terms of disclosures that
- 16 they need to explain to customers has changed.
- Q. How much of their own paperwork are loan 17
- 18 officers doing in terms of loan, the loan closing
- 19 documents?
- A. Our loan officers take mortgage 20
- 21 applications and sell mortgages. They don't
- 22 process. They don't underwrite. They don't close
- 23 loans. There's a check and balance from a control
- 24 perspective.
- So their primary job is to sell. Part of 25

- 2 information from the consumer, explain and sell the
- 3 product and the process to the customer up front,
- 4 and then that's handed off to our ops area who does
- 5 all of the processing, all the paperwork gathering,
- 6 all of the underwriting, condition clearing,
- 7 scheduling a closing. That's all done in the back
- 8 office.
- 9 Q. Oh, I see.
- 10 A. Our loan officers do not process
- 11 paperwork. They don't underwrite. They don't
- 12 close. That's -- we're purely a sales department.
- 13 Q. I see. So Mr. Vaughn, who oversees sales
- 14 operations --
- 15 A. No, that's not where it would go.
- 16 Q. That's not where you'd go. Where do you
- 17 go for the loan processing?
- 18 A. That would go to Kathy Chubb. If I could
- 19 see the org chart, I could see what her title would
- 20 be.
- 21 Q. Going back to Exhibit 2, the page
- 22 previously marked MORT 178.
- 23 A. Got it. Sorry. Kathy Chubb, SVP mortgage
- 24 lending ops and business administration.
- 25 O. So her department does all of the loan

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- 1 MS. BARRETT: Bobby Mehta.
- 2 THE WITNESS: That might be a finance company
- 3 document, or it might be -- no, it's North America,
- 4 so no. Most of this is online now. This is -
- 5 most of this is online, the most current version.
- 6 It's within our connect EHR process, so yes. I
- 7 don't know the date, so -- but a lot of this data,
- 8 because it talks about connect in here, benefits
- 9 career opportunities, your business unit, this is
- 10 all pretty standard.
- 11 BY MR. SCHWARTZ:
- 12 Q. So that document is similar to what the --
- 13 employee handbook that people receive now except
- 14 that now a lot of that information is available
- 15 online?
- 16 A. Correct.
- 17 Q. And it's still -- the employee handbook is
- 18 still a document that's generated for all HSBC
- 19 North America?
- 20 A. Yes. It's online, though, but yes.
- 21 There's more detail than this because the benefits
- 22 and stuff like that have all been updated because
- 23 we change insurers all the time, and policies do
- 24 change, you know, just days off and stuff like
- 25 that.

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- 1 (Whereupon, a short break was
- 2 taken.)
- 3 THE VIDEOGRAPHER: Back on the record at
- 4 2:49 p.m.
- 5 THE WITNESS: The only clarifying statement I
- 6 wanted to make was Steve Tich, his actual position
- 7 within Mortgage Corp. is president of Mortgage
- 8 Corp.
- 9 BY MR. SCHWARTZ:
- 10 Q. Okay. In terms of his officer title, it's
- 11 president?
- 12 A. Yes, that's correct. I had said EVP, but
- 13 he's actually the president of Mortgage Corp. as
- 14 was Randy Raup, his predecessor, as was Dave
- 15 Hunter, the predecessor before that.
- 16 Q. Okay. So they're president of Mortgage
- 17 Corp., executive vice president of the bank?
- 18 A. Correct.
- 19 Q. Okay. I understand.
- 20 MR. SCHWARTZ: Well, then I believe that's all
- 21 we have for this part of the 30(b)(6) with
- 22 Mr. Gates at this time in his capacity as a
- 23 30(b)(6) witness, and I very much appreciate your
- 24 cooperation today. Travel safe.
- 25 THE VIDEOGRAPHER: Off the record at 2:50 p.m.